

Document #4983

11 / 19 / 87

MEMORANDUM

NOVEMBER 19, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on sixty-six zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Neighborhoods

	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	4		2	1
Back Bay	3	1		1
Beacon Hill	1			
Charlestown	1			
Chinatown				
City Proper	1			
Dorchester	6	2	1	2
East Boston	1			2
Fenway	4			
Government Center				
Hyde Park	4			
Jamaica Plain	3	1		
Kenmore				
Mattapan	2			
North End				
Roslindale	3			1
Roxbury	1	2		2
South Boston	2			3
South Cove				
South End	2		1	2
West Roxbury		1		

Allston-Brighton

- Approval Z-10473. 1256 Soldiers Field Road, research lab.
- Deferral Z-10574. 44 Falkland Street, review with abutters and community.
- Approval Z-10639. 2-4 Dighton Street, change to four apartments and office.
- Denial Z-10775. 8A Arden Street, substandard lot.
- Approval Z-10826. 18 Cresthill Road, rear porch addition.
- Denial Z-10829. 70-72 Brooks Street, basement apartment.
- Approval Z-10805. 28 Holman Street, legalize two family dwelling.

Back Bay

- Approval Z-10547. 3 Arlington Street, roof deck addition.
- Deferral Z-10774. 43-49 Newbury Street, approval from community groups.
- Approval Z-10808. 144 Newbury Street, one story addition to retail structure.
- Denial Z-10754. 176 Newbury Street, penthouse addition.
- Approval Z-10789. 29-31 Newbury Street, restaurant exterior seating.

Beacon Hill

- Approval Z-10812. 29 South Russell Street, existing four family dwelling.

Charlestown

- Approval Z-10837. 81 Russell Street, two family dwelling.

City Proper

- Approval Z-10786. 108-112 South Street, one floor addition to office building.

Dorchester

- Denial Z-10743. 42 Msgr. PJ Lydon Way, two to three family dwelling.
- Approval Z-10777. 10-12 Dyer Street, two family dwelling.
- Approval Z-10780. 175 Woodrow Avenue, one family dwelling.
- Approval Z-10784. 12 Savin Hill Avenue, rear deck addition.
- Approval Z-10793. 18-20 Grant Street, two family dwelling.

Deferral Z-10797- 30-30B Minot Street, two family dwelling.
10798.
Deferral Z-10817. 336 Adams Street, 60 apartments.
Approval Z-10823. 35 Gleason Street, two family dwelling.
Approval Z-10844. 4 Huntoon Street, side and rear addition.
Denial Z-10846. 79 Ballou Avenue, three to four family dwelling.
Denial Z-10859. 377 Adams Street, seven apartments.
without
Prejudice

East Boston

Deferral Z-10819. 178-180 Maverick Street, candy manufacturing.
Approval Z-10830. 30 Jeffries Street, automatic monitoring systems.
Deferral Z-10847. 62 Bayswater Street, review at community meeting.

Fenway

Approval Z-10813. 1 Joslin Place, take out restaurant.
Approval Z-10842. 364-370 Brookline Avenue, parking lot.
Approval Z-10835. 1191 Boylston Street, legalize basement apartment.
Approval Z-10821. 200 St. Botolph Street, greenhouse additions.

Hyde Park

Approval Z-10848. 103 Hallron Street, addition to one family dwelling.
Approval Z-10792. 2 Roseglen Road, addition to one family dwelling.
Approval Z-10814. 124 Deforest Street, dormer addition.
Approval Z-10838. 59 Tyler Street, accessory two car garage.

Jamaica Plain

Approval Z-10592. 130 Moss Hill Road, rear addition.
Approval Z-10787. 43 Holbrook Street, roof deck.
Denial Z-10815. 112R Brookside Avenue, barn to one family dwelling.

Mattapan

- Approval Z-10824. 46 Rockingham Road, one family dwelling.
Approval Z-10854. 37 Callender Street, one to two family dwelling.

North End

- Approval Z-10809. 10 Garden Court Street, legalize seven apartments and two offices.
Approval Z-10810. 1 Belgravia Place, roof decks.
Denial Z-10840. 205-207 Endicott Street, restaurant addition.
Approval Z-10800. 139-145 Richmond Street, twelve apartments.

Roslindale

- Approval Z-10836. 10 Aldwin Road, three family dwelling.
Approval Z-10845. 4590 Washington Street, food and liquor store.
Deferral Z-10806. 89 Mt. Hope Street, erect church structure.
Approval/Denial Z-10831. 435 Hyde Park Avenue, offices, retail; storage of contractor's equipment.

Roxbury

- Approval Z-10527-10528. 24-26 Millmont Street, convert to four family dwelling.
Denial Z-10573. 169-171 Norfolk Avenue, review with Authority and community.
Denial Z-10587. 10 Millmont Street, inappropriate, negative precedent.
Denial Z-10781. 59 Delle Avenue, four family dwelling.
Deferral Z-10795. 19 Morley Street, legalize two family dwelling.

South Boston

- Deferral Z-10550. 363 West Third Street, legalize four apartments.
Deferral Z-10594. 31 Fargo Street, heliport.
Approval Z-10788. 529 East Broadway, convert to three family dwelling.
Approval Z-10827. 14 F Street, one story rear addition.
Deferral Z-10839. 225-229 West Fifth Street, three family dwelling.

South End

Deferral Z-10727. 100-112 Shawmut Avenue, resolve issues and review plans with community and abutters.

Denial Z-10782. 312-312A Shawmut Avenue, catering service.
without
Prejudice

Approval Z-10791. 10 Chandler Street, replace fence with wall.

Approval Z-10818. 10-22 Northampton Street, increase underground gasoline storage capacity.

Deferral Z-10803. 261 West Newton Street, meet with community group.

West Roxbury

Denial Z-10864. 60 Broadlawn Park, 33 apartments.

BOARD OF APPEAL REFERRALS

NOVEMBER 19, 1987

Hearing

1.	Z-10473	12/1/87	Clementina M. & Michael Auciello 1256 Soldiers Feld Road, Brighton
2.	Z-10527-10528	11/24/87	Woodward Development Corporation 24-26 Millmont Street, Roxbury
3.	Z-10547	11/24/87	Jean Jacques & Sharon Toulotte 3 Arlington Street, Boston
4.	Z-10550	11/24/87	Alan Devlin 363 West Third Street, South Boston
5.	Z-10573	12/1/87	Cedric Limited Partnership 169 Norfolk Avenue, Roxbury
6.	Z-10574	12/1/87	Howard B. Grosser 44 Falkland Street, Brighton
7.	Z-10587	12/1/87	Michael Fashaw 10 Millmont Street, Roxbury
8.	Z-10592	12/1/87	Joseph E. Coppola 130 Moss Hill Road, Jamaica Plain
9.	Z-10594	12/1/87	Neil Fitzpatrick 31 Fargo Street, South Boston
10.	Z-10639	12/1/87	Richard Pantonode 2-4 Dighton Street, Brighton
11.	Z-10727	12/8/87	112 Shawmut Avenue Realty 100-112 Shawmut Avenue, Boston
*12.	Z-10743	12/1/87	Donald S. Putnam 42 Msgr. Patrick J. Lydon Way, Dorchester
*13.	Z-10754	11/24/87	Chatal Associates 176 Newbury Street, Boston
14.	Z-10774	12/8/87	Dunkin' Ventures Corporation 43-49 Newbury Street, Boston
15.	Z-10775	11/19/87	William F. Carney 8A Arden Street, Brighton
*16.	Z-10777	11/19/87	Wendy & Martin Waithe 10-12 Dyer Street, Dorchester
*17.	Z-10780	12/1/87	Michael B. Johnson 175 Woodrow Avenue, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

NOVEMBER 19, 1987

Hearing

18.	Z-10781	11/19/87	Samuel Zarzour & John Buckley 59 Delle Avenue, Roxbury
19.	Z-10782	12/1/87	Daniel R. Mathieu 312-312A Shawmut Avenue, Boston
*20.	Z-10784	11/24/87	William P. Madden 12 Savin Hill Avenue, Dorchester
21.	Z-10786	12/8/87	112 South Street Realty Trust 108-112 South Street, Boston
22.	Z-10787	12/8/87	Linda Sklar 43 Holbrook Street, Jamaica Plain
*23.	Z-10788	11/19/87	Alan M. Devlin 569 East Broadway, South Boston
24.	Z-10789	11/19/87	29 Newbury Street, Inc. 29-31 Newbury Street, Boston
25.	Z-10791	11/19/87	Animal Rescue League of Boston 10 Chandler Street, Boston
26.	Z-10792	11/19/87	Warren & Joyce Weston 2 Roseglan Road, Hyde Park
*27.	Z-10793	11/19/87	Gary T. Woods 18-20 Grant Street, Dorchester
*28.	Z-10795	11/19/87	Bruce Friedman 19 Morley Street, Roxbury
*29.	Z-10797-10798	11/19/87	Richard W. Elia 30-30A-B Minot Street, Dorchester
*30.	Z-10800	11/19/87	Solimine Family Trust 139-145 Richmond Street, Boston
*31.	Z-10803	11/19/87	Logan Realty Trust 261 West Newton Street, Boston
32.	Z-10805	11/24/87	Tony Kwan 28 Holman Street, Brighton
33.	Z-10806	12/1/87	Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints 89 Mt. Hope Street, Roslindale

*not included in original submission

BOARD OF APPEAL REFERRALS

NOVEMBER 19, 1987

		<u>Hearing</u>	
34.	Z-10808	12/8/87	Felix Page 144 Newbury Street, Boston
35.	Z-10809	11/19/87	Geoffrey T. McCarthy 10 Garden Court Street, Boston
36.	Z-10810	12/8/87	Maureen Fiorelli One Belgravia Place, Boston
37.	Z-10812	11/19/87	Mary Hewson 29 South Russell Street, Boston
38.	Z-10813	12/8/87	Au Bon Pain One Joslin Place, Boston
39.	Z-10814	12/1/87	John P. & Mary Creed 124 Deforest Street, Roslindale
40.	Z-10815	12/1/87	Jon & Donna Naughton 112R Brookside Ave, Jamaica Plain
41.	Z-10817	11/19/87	336 Adams Street Realty Trust 336 Adams Street, Dorchester
42.	Z-10818	12/15/87	Donald J. Corey Trusts 10-22 Northampton Street, Boston
43.	Z-10819	12/1/87	Pasquale Fazzolari 178-180 Maverick Street, East Boston
*44.	Z-10821	12/1/87	Ross Terrill 200 St. Botolph Street, Boston
*45.	Z-10823	11/24/87	Nathan Smith 35 Gleason Street, Dorchester
46.	Z-10824	11/24/87	Emilio Campbell 46 Rockingham Road, Mattapan
47.	Z-10826	11/24/87	Ideale & Aurora Salvucci 18 Cresthill Road, Brighton
*48.	Z-10827	11/19/87	James R. Wrick 14 F Street, South Boston
49.	Z-10829	11/24/87	Joseph Vilimas 70-72 Brooks Street, Brighton
50.	Z-10830	11/5/87	Accoustic Technology, Inc. 50 Jeffries Street, East Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

NOVEMBER 19, 1987

Hearing

51.	Z-10831	11/24/87	Blakemore Realty Trust 435 Hyde Park Avenue, Roslindale
52.	Z-10835	11/24/87	Gerald Fineberg 1191 Boylston Street, Boston
53.	Z-10836	11/24/87	Joseph F. Moscaitolo 10 Aldwin Road, Roslindale
54.	Z-10837	11/24/87	Maureen King 81 Russell Street, Charlestown
55.	Z-10838	11/24/87	Thomas J. Kelly 59 Tyler Street, Hyde Park
*56.	Z-10839	11/24/87	West Fifth Street Realty Trust 225-229 West Fifth Street, South Boston
57.	Z-10840	11/24/87	Massimo D'Amore 205-207 Endicott Street, Boston
58.	Z-10842	11/24/87	MASCO 364-370 Brookline Avenue, Boston
*59.	Z-10844	11/24/87	Paul Wood 4 Huntoon Street, Dorchester
60.	Z-10845	12/1/87	George J. & Claire M. Sullivan 4590 Washington Street, Roslindale
*61.	Z-10846	12/1/87	Fred Gilbert 79 Ballou Avenue, Dorchester
62.	Z-10847	12/1/87	Francis P. White 62 Bayswater Road, East Boston
63.	Z-10848	12/1/87	Daniel Patterson 103 Hallron Street, Hyde Park
64.	Z-10854	12/1/87	Hilliard & Lacy Baker 37 Callender Street, Mattapan
*65.	Z-10859	12/1/87	Philip E. McKay 377 Adams Street, Dorchester
66.	Z-10864	12/1/87	Park View Realty Trust 60 Broadlawn Park, West Roxbury

*not included in original submission

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10473
Clementina M. & Michael A. Auciello
1256 Soldiers Field Road
Brighton

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from health club to research lab.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10473, Clementina M. & Michael A. Auciello, 1256 Soldiers Field Road, Brighton, for change of occupancy from health club to research lab in a manufacturing (M-1) interim planning overlay district, the Boston Redevelopment Authority recommends approval. Alcor Therapeutics, Inc., is involved in cancer research. Minor interior changes to create an office layout are proposed. Planning and Zoning Advisory Committee has not taken a position.



Z-10473... 1256 SOLDIERS FIELD RD BRIGHTON

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10527-10528
Woodward Development
Marc Slotnick, President
24-26 Millmont Street
Roxbury

Site: Three- and 2½-story structures

District(s): Apartment (H-1)

Purpose: Change occupancy from a three- to a four-family dwelling and from a two- to a four-family dwelling.

Violation(s): Interim Planning Overlay District.

Excessive floor area ratio.

Insufficient lot area.

VOTED: In reference to petitions Z-10527-10528, Woodward Development, Marc Slotnick, President, 24-26 Millmont Street, Roxbury, for four variances for change of occupancy from a three- to a four-family dwelling and from a two- to a four-family dwelling in an apartment (H-1) interim planning overlay district, the Boston Redevelopment Authority recommends approval. Conversion of this historic structure is consistent with existing neighborhood properties and the planning objectives of the Interim Planning Overlay District. No exterior changes. Off-street parking will be provided.



Z-10527-10528

24-26 MILLMONT ST ROXBURY

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87

Z-10547

Jean Jacques & Sharon Toulotte
3 Arlington Street
Boston

Site: Five-story structure

District(s): Apartment (H-3-65)

Purpose: Erect deck on roof of existing rear ell.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10547, Jean Jacques & Sharon Toulotte, 3 Arlington Street, Boston, for variance to erect deck on roof of existing rear ell in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Back Bay Architectural Commission has granted certificate of appropriateness. Neighborhood Association of Back Bay is not opposed. Yard violation is technical.



Z-10547 : 3 ARLINGTON ST : BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10550
Alan Devlin
363 West Third Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as four apartments.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10550, Alan Devlin, 363 West Third Street, South Boston, for three variances to legalize occupancy as four apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral for further review by Authority and community. Inappropriate plans for proposed basement apartment do not indicate if unit would be 50 percent above ground and have provisions for adequate light and air. This property is located just outside of the area under study by the Fort Point Channel Citizens Advisory Committee and the Authority.



363 WEST THIRD ST

363 WEST THIRD ST

SOUTH BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10573
Cedric Limited Partnership
169-171 Norfolk Avenue
Roxbury

Site: Two-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from manufacturing to same, merchandise distribution, studio, wood shop, storage, and food processing.

Violation(s): Motor freight terminal is conditional use.

Insufficient off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10573, Cedric Limited Partnership, 169-171 Norfolk Avenue, Roxbury, for conditional use and variance for change of occupancy from manufacturing to same, merchandise distribution, garage, wood shop, storage, and food processing in an industrial (I-2) interim planning overlay district, the Boston Redevelopment Authority recommends deferral. Plans for proposed changes in this residential-industrial Interim Planning Overlay District have not been reviewed by the Authority nor community.



Z-10573

169 NORFOLK AVE

ROXBURY

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10574
Howard B. Grosser
44 Falkland Street
Brighton

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect second-floor addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side yard.
Interim Planning Overlay District.

VOTED: In reference to petition Z-10574, Howard B. Grosser, 44 Falkland Street, Brighton, for two variances to erect second-story addition to one-family dwelling in a residential (R-.5) interim planning overlay district, the Boston Redevelopment Authority recommends deferral. Proposal would dramatically alter scale and architecture of the structure. Building will be excessively large for the lot size and architecture is contrary to that of bungalow dwelling. Appellant should review plans with abutters and community.



Z-10574

44 FALKLAND ST BRIGHTON

Hearing: 12/1/87 Z-10587
Michael Fashaw
10 Millmont Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10587, Michael Fashaw, 10 Millmont Street, Roxbury, for forbidden use and three variances for change of occupancy from one- to four-family dwelling in an apartment (H-1) interim planning overlay district, the Boston Redevelopment Authority recommends denial. Conversion to four apartments will create a negative precedent, congesting existing structure. Basement apartment is inappropriate. Off-street parking is not provided. Appellant should meet with Authority to review issues in this Interim Planning Overlay District.



Z-10587

10 MILLMONT ST ROXBURY

Board of Appeal Referrals

11/19/87

8

Hearing: 12/1/87

Z-10592
Joseph E. Coppola
130 Moss Hill Road
Jamaica Plain

Site: 1½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10592, Joseph E. Coppola, 130 Moss Hill Road, Jamaica Plain, for two variances to erect one-story rear addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side and rear yard deficiencies will be minimally increased.



Z-10592

130 MOSS HILL RD

JAMAICA PLAIN

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10594
31 Fargo Street Partnership
Neil Fitzpatrick
31 Fargo Street
South Boston

Site: Two-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from office and warehouse to same
and heliport.

Violation(s): Heliport is conditional use.

VOTED: In reference to petition Z-10594, 31 Fargo Street Partnership, Neil Fitzpatrick, 31 Fargo Street, South Boston, for conditional use for change of occupancy from office and warehouse to same and heliport in an industrial (I-2) district, the Boston Redevelopment Authority recommends deferral until further review by the community and Authority. Petitioner has met with BRA staff and community leaders and has agreed to meet with area residents at a public meeting to be scheduled at a later date. Petitioner's property is located within the Fort Point Channel Study Area under review by the Fort Point Channel Citizens Advisory Committee and the Authority. A deferral will allow the Authority additional time to study petitioner's plan as it relates to the study area.



Z-10594

31 FARGO ST

SOUTH BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87

Z-10639
Richard J. Patnode
2-4 Dighton Street
Brighton

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from five apartments, office and store to four apartments and office.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10639, Richard J. Patnode, 2-4 Dighton Street, Brighton, for change of occupancy from five apartments, office and store to four apartments and office in a general business (B-1) interim planning overlay district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal does not conflict with IPOD objectives. Planning and Zoning Advisory Committee has recommended approval.



2-10539 2-4 DIGTONT ST BRIGHTON

Hearing: 12/8/87 Z-10727
112 Shawmut Avenue Realty Trust
100-112 Shawmut Avenue
Boston

Site: Six-story structure

District(s): Manufacturing (M-2)

Purpose: Erect two-floor addition to existing six-story structure.

Violation(s): Restricted parking district.

Excessive floor area ratio.

Insufficient setback of parapet.

VOTED: In reference to petition Z-10727, 112 Shawmut Avenue Realty Trust, 100-112 Shawmut Avenue, Boston, for conditional use and two variances to erect two-floor addition to existing six-story structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends deferral. Proposal will require extensive review inclusive of the following: traffic impact, (provision of 68 parking spaces) design, architectural impact, and review of plans with Castle Square community group and immediate abutters of the project.



Z-10727 100-112 SHAWMUT AVE BOSTON

Board of Appeal Referrals

11/19/87

12

Hearing: 12/1/87

Z-10743
Donald S. Putnam
42 Msgr. P.J. Lydon Way
Dorchester

Site:

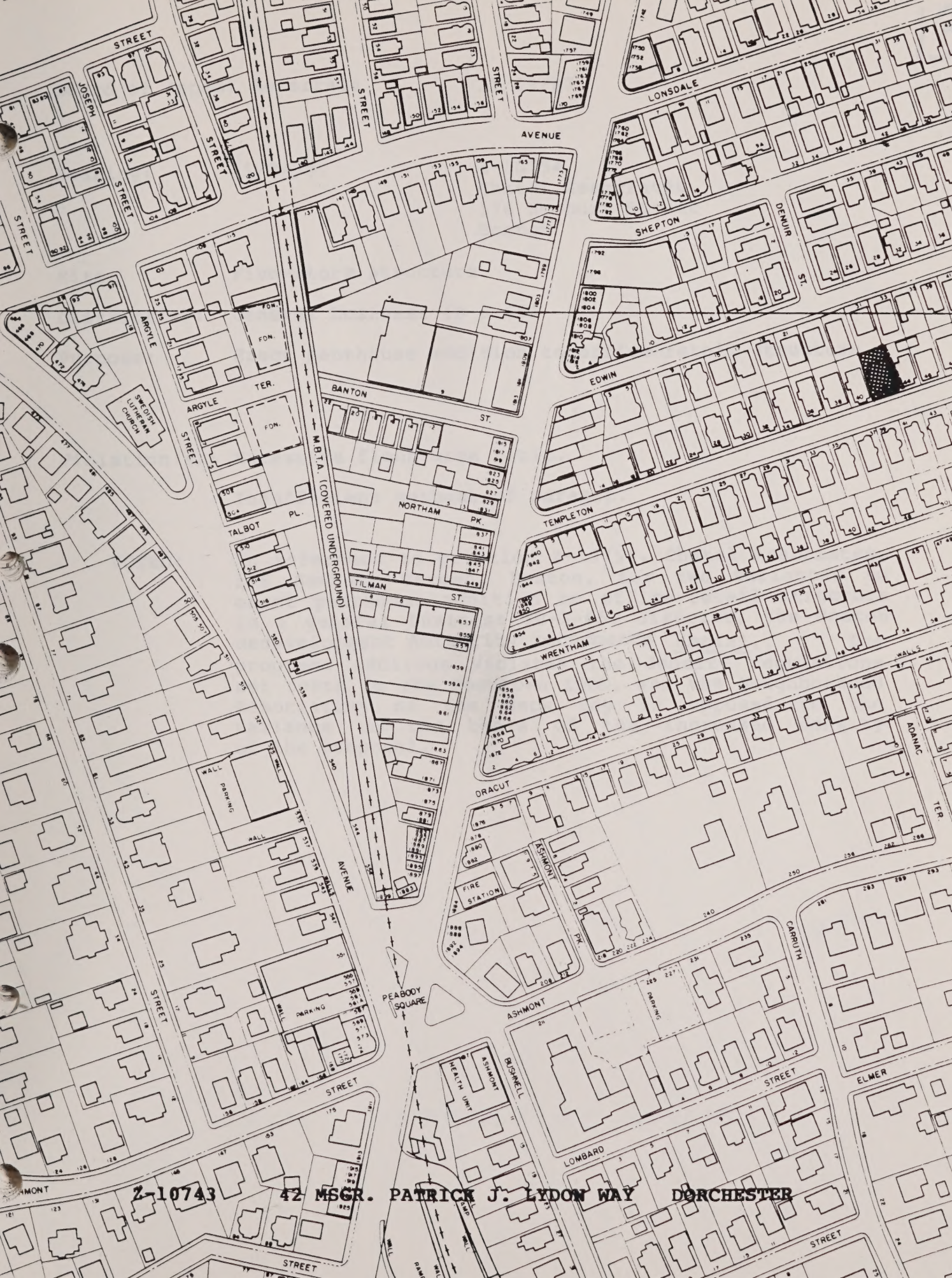
District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-10743, Donald S. Putnam, 42 Msgr. P.J. Lydon Way, Dorchester, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Three-family dwelling is excessive and would create an unwanted precedent.



2-10743

42 MSGR. PATRICK J. LYDON WAY DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87

Z-10754
Chatal Associates
176 Newbury Street
Boston

Site: Five-story structure

District(s): General business (B-3-65)

Purpose: Erect penthouse addition to office-retail structure.

Violation(s): Excessive floor area ratio.

Insufficient setback of parapet.

VOTED: In reference to petition Z-10754, Chatal Associates, 176 Newbury Street, Boston, for two variances to erect penthouse addition to office-retail structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends denial. The proposed addition violates the density regulations set forth in the Downtown IPD, and the Neighborhood Association of the Back Bay is opposed to the variance on the basis of the increased density of the proposal.



Z-10754

176 NEWBURY ST BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/8/87 Z-10774
Dunkin Ventures Corporation
43-49 Newbury Street
Boston

Site: Six-story structure

District(s): General business (B-3-65)

Purpose: Expand restaurant interior seating capacity from
126 to 266.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

Insufficient front yard.

VOTED In reference to petition Z-10774, Dunkin Ventures Corporation, 43-49 Newbury Street, Boston, for extension of nonconforming use and two variances to expand restaurant interior seating capacity from 126 to 266 in a general business (B-3-65) district, the Boston Redevelopment Authority recommends deferral until appellant receives necessary approval from the Back Bay Architectural Commission and the Neighborhood Association of the Back Bay.

Z-10774 43-49 NEWBURY ST BOSTON

43-49 NEWBURY ST BOSTON

PUBLIC

POND

Hearing: 11/19/87 Z-10775
William F. Carney
8A Arden Street
Brighton

Site: 4,017 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, front yard, and off-street parking.

VOTED: In reference to petition Z-10775, William F. Carney, 8A Arden Street, Brighton, for three variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Two-family dwelling is inappropriate on this substandard lot (4,017 square feet). Excessive density. One-family dwelling would be acceptable.



Z-10775

8A ARDEN ST BRIGHTON

Hearing: 11/19/87 Z-10777
Martin & Wendy Waithe
10-12 Dyer Street
Dorchester

Site: 4,963 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area and rear yard.

VOTED: In reference to petition Z-10777, Martin & Wendy Waithe, 10-12 Dyer Street, Dorchester, for three variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting, scale, front yard setback, and location of off-street parking be submitted to the Authority for design review approval. Proposal is consistent with and will enhance this low-density residential neighborhood.



Z-10777

10-12 DYER ST DORCHESTER

Hearing: 12/1/87 Z-10780
Michael B. Johnson
175 Woodrow Avenue
Dorchester

Site: 4,189 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, front, side, and rear yards.

VOTED: In reference to petition Z-10780, Michael B. Johnson, 175 Woodrow Avenue, Dorchester, for seven variances to erect one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to scale and front yard setback be submitted to the Authority for design review approval.



10780

175 WOODROW AVE DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87 Z-10781
Samuel Zarzour & John S. Buckley
59 Delle Avenue
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10781, Samuel Zarzour & John S. Buckley, 59 Delle Avenue, Roxbury, for three variances to legalize occupancy as four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Use of basement unit to create four-family dwelling is undesirable. The Mission Hill area has severe parking problems. Some neighbors are opposed.



2-10781

59 DELLE AVE ROXBURY

Board of Appeal Referrals

11/19/87

19

Hearing: 12/1/87 Z-10782
Daniel R. Mathieu
312-312A Shawmut Avenue
Boston

Site: Six-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from six apartments and store
to six apartments and catering.

Violation(s): Caterer's establishment is forbidden use.

VOTED: In reference to petition Z-10782, Daniel R. Mathieu,
312-312A Shawmut Avenue, Boston, for forbidden
use for change of occupancy from six apartments
and store to six apartments and catering in an
apartment (H-2) district, the Boston Redevelopment
Authority recommends denial without prejudice.
Total lack of information to make comprehensive
recommendation. Efforts to contact appellant
unsuccessful.



Z-10782 312-312A SHAWMUT AVE BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10784
William P. & Charles R. Madden
12 Savin Hill Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10784, William P. & Charles R. Madden, 12 Savin Hill Avenue, Dorchester, for two variances to erect rear deck addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Deck is existing. Side yard deficiency will not be increased; adequate rear yard remaining.



Z-10334

12 SAVIN HILL AVE DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 12/8/87 Z-10786
112 South Street Realty Trust
Richard J. Kaitz, Trustee
108-112 South Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-8)

Purpose: Erect one-floor addition to five-story office structure.

Violation(s): Insufficient rear yard.
Interim Planning Overlay District.

VOTED: In reference to petition Z-10786, 112 South Street Realty Trust, Richard J. Kaitz, Trustee, 108-112 South Street, Boston, for variance to erect one-floor addition to five-story office structure in a manufacturing (M-8) interim planning overlay district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The appellant, seeking to construct a rooftop addition and restore the historic nature of the building, has met with architects from the Authority and the Boston Landmarks Commission and has thus far responded positively to all concerns and suggestions. Further, the appellant has met with representatives from the Leather District Association and has agreed to design and market the new addition for three months as residential space.



Z-10786

108-112 SOUTH ST BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/8/87 Z-10787
Linda Sklar
43 Holbrook Street
Jamaica Plain

Site: 2½-Story-structure

District(s): Residential, two-family (R-.5)

Purpose: Erect roofdeck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10787, Linda Sklar, 43 Holbrook Street, Jamaica Plain, for variance to erect roofdeck addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant has petition of support signed by abutters.



Z-10787 43 HOLBROOK ST JAMAICA PLAIN

Board of Appeal Referrals

11/19/87

23

Hearing: 11/19/87 Z-10788
Alan Devlin
569 East Broadway
South Boston

Site: Three-story structure

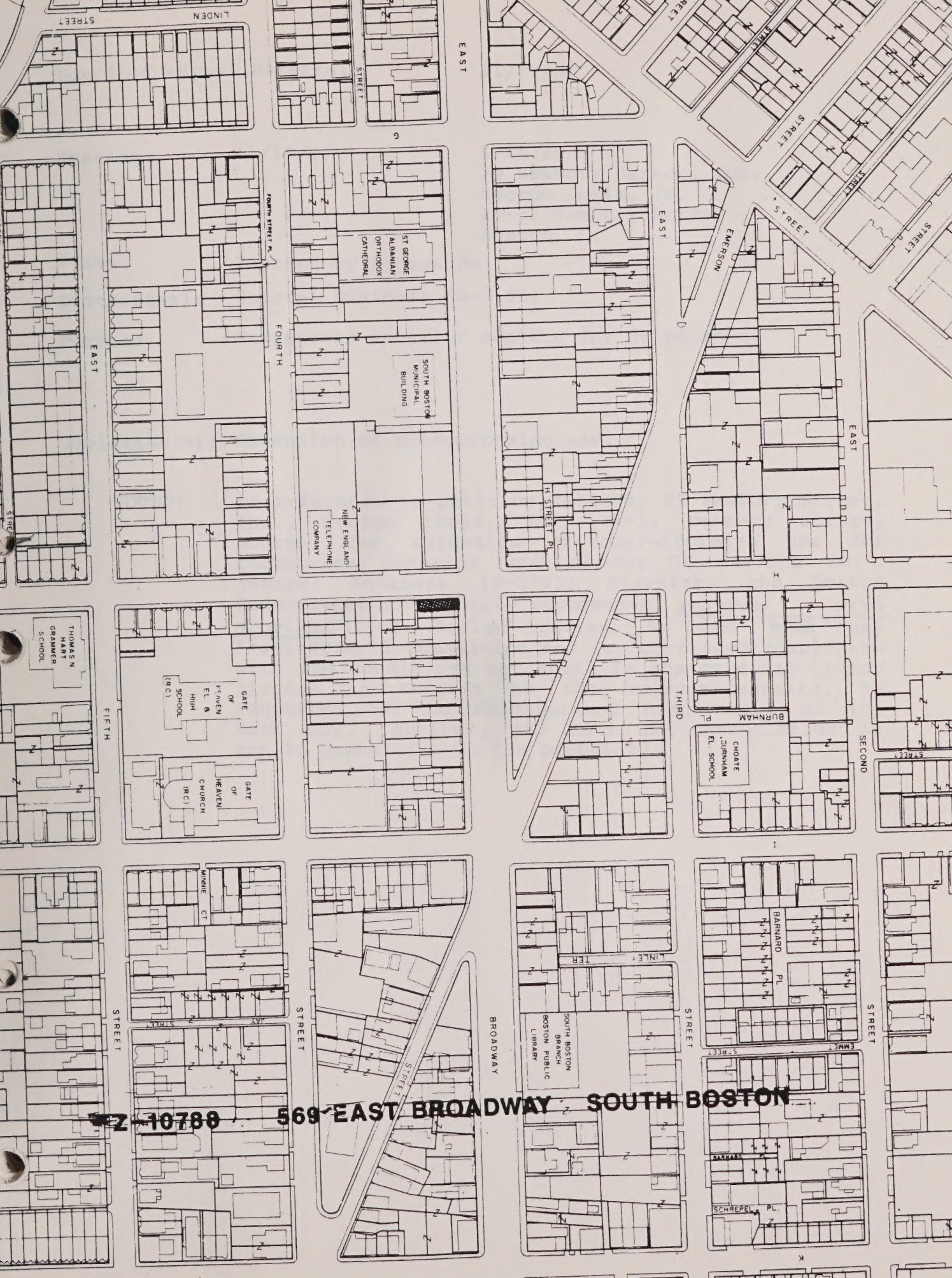
District(s): Local business (L-1)

Purpose: Change occupancy from one-family dwelling and doctor's office to three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient lot area and open space.

VOTED: In reference to petition Z-10788, Alan Devlin, 569 East Broadway, South Boston, for three variances for change of occupancy from one-family dwelling and doctor's office to three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. Rowhouse structure. Occupancy compatible with surrounding properties.



EAST

6

STREET

FOURTH STREET PL.

FOURTH

EAST

NEW ENGLAND
TELEPHONE
COMPANY

SOUTH BOSTON
MUNICIPAL
BUILDING

ST. GEORGE
ALBANIAN
ORTHODOX
CATHEDRAL

H STREET PL.

EAST

EMERSON

STREET

EAST

STREET

SECOND

THIRD

BURNHAM

CHOATE
J. CUNHAM
EL. SCHOOL

FIFTH

GATE
OF
HEAVEN
EL. &
HIGH
SCHOOL
(R.C.)

GATE
OF
HEAVEN
CHURCH
(R.C.)

STREET

STREET

MINNIE CT.

BROADWAY

SOUTH BOSTON
BRANCH
BOSTON PUBLIC
LIBRARY

STREET

BARNARD
PL.

STREET

SCHREPEL
PL.

STREET

569 EAST BROADWAY

SOUTH BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87 Z-10789
29 Newbury Street, Inc.
George Lewis, Jr.
29-31 Newbury Street
Boston

Site: Four-story structure

District(s): General business (B-3-65)

Purpose: Restaurant exterior seating for 36 persons.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-10789, 29 Newbury Street, Inc., George Lewis, Jr., 29-31 Newbury Street, Boston, for extension of nonconforming use for restaurant exterior seating for 36 persons in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with provisos for design review by the Back Bay Architectural Commission and for continued compliance with the conditions set forth in the original liquor license in regards to the outdoor seating, as requested by the Neighborhood Association of the Back Bay. Further, the Back Bay Association is not in opposition to the proposal.



Z-10789

29-31 NEWBURY ST BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87

Z-10791

Animal Rescue League of Boston
10 Chandler Street
Boston

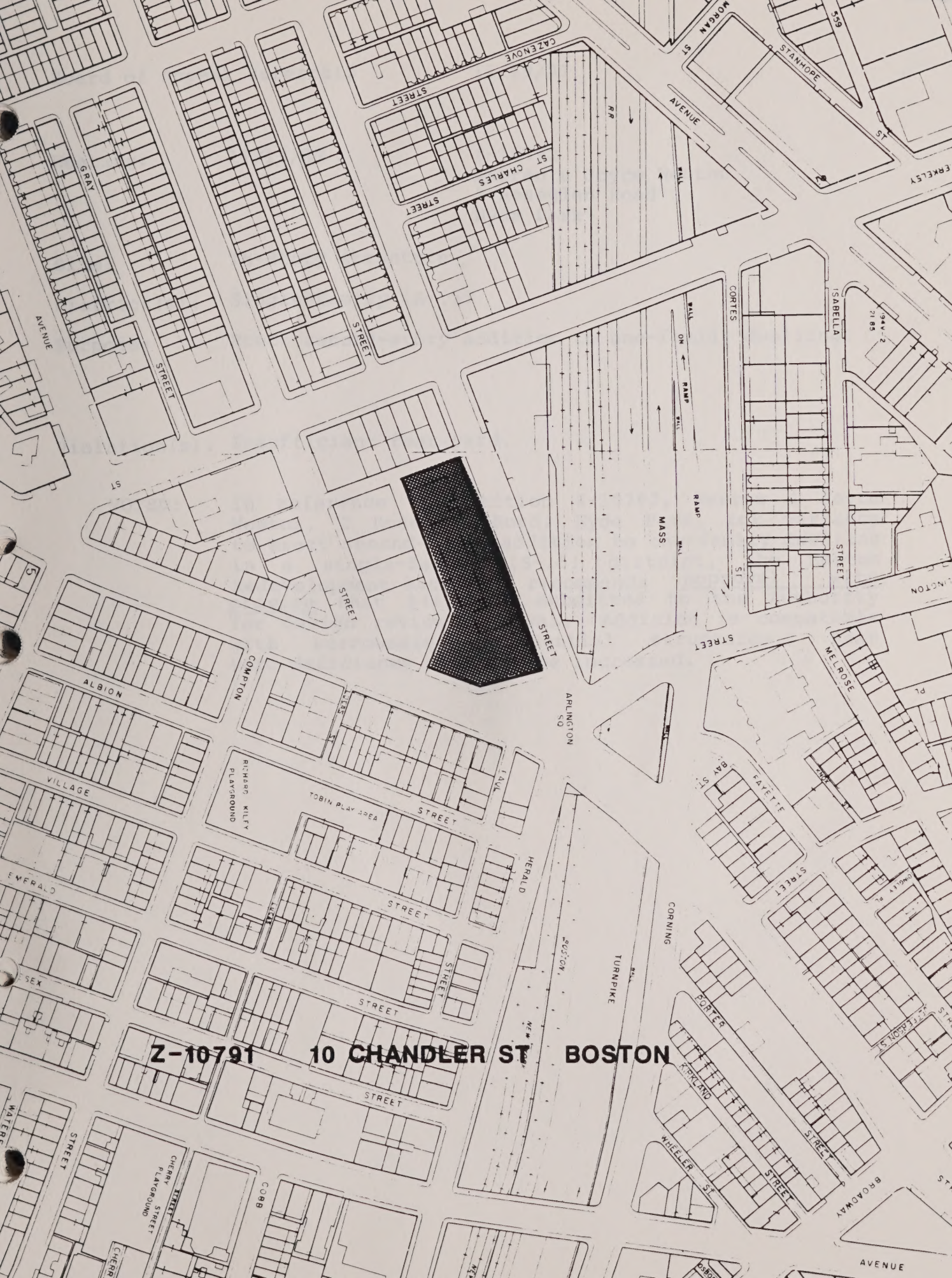
Site: Two-story structure

District(s): General business (B-4)

Purpose: Replace existing nine-foot high chain link fence
with brick wall.

Violation(s): Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-10791, Animal Rescue League of Boston, 10 Chandler Street, Boston, for three variances to replace existing nine-foot fence with brick wall in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with proviso that appellant review plans with Ellis Neighborhood Association. Masonry wall will enhance the property and the neighborhood.



Z-10791

10 CHANDLER ST

BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87

Z-10792

Warren & Joyce Weston

2 Roseglen Road

Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect second-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10792, Warren & Joyce Weston, 2 Roseglen Road, Hyde Park, for variance to erect second-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition is compatible with surrounding residential structures. Rear yard deficiency will not be increased.

Hearing: 11/19/87 Z-10793
Gary T. Woods
18-20 Grant Street
Dorchester

Site: 5,050 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-10793, Gary T. Woods,
18-20 Grant Street, Dorchester, for three variances
to erect two-family dwelling in an apartment (H-1)
district, the Boston Redevelopment Authority
recommends approval with proviso that plans with
particular respect to scale and exterior treatment
be submitted to the Authority for design review
approval. Proposal consistent with residential
neighborhood.



DORCHESTER

Z-10793

18-20 GRANT ST

DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87

Z-10795
Bruce Friedman
19 Morley Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10795, Bruce Friedman, 19 Morley Street, Roxbury, for two variances to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. This vacant, open row structure is within the Roxbury Interim Planning Overlay District. Appellant should meet with the Authority to discuss and resolve issues.



Z-10795

19 MORLEY ST

ROXBURY

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87 Z-10797-10798
Richard W. Elia
30-30B Minot Street
Dorchester

Site:

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; erect two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient lot area, width, front, rear yards,
off-street parking, and access.

VOTED: In reference to petitions Z-10797-10798, Richard W. Elia, 30-30B Minot Street, Dorchester, for ten variances to subdivide and erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Location of structure and site limited access are issues to be resolved. Appellant should review plans with the Authority. Community has expressed concern.

Z-10797-10798 30-30B-2 MINOT ST DORCHESTER



Z-10797-10798

30-30A-B MINOT ST

DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87 Z-10800
Solimine Family Trust
139-145 Richmond Street
Boston

Site: Six-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from offices, stores, storage,
and restaurants to same and 12 apartments.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10800, Solimine Family Trust, 139-145 Richmond Street, Boston, for variance for change of occupancy from offices, stores, storage, and restaurants to same and 12 apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that appellant consult Authority with respect to agreement for provision of affordable housing unit; that appellant submit to Authority long-term lease agreement with nearby parking facility for required off-street parking. Vacant space on upper three floors will be converted to residential use. Appellant has agreed to provide affordable unit.



Z-10800 139-145 RICHMOND ST BOSTON

Hearing: 11/19/87 Z-10803
Logan Realty Trust
Sherman Rogan, Trustee
261 West Newton Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-45)

Purpose: Change occupancy from six apartments and office to nine apartments and dentist's office; erect two-story rear addition.

Violation(s): Excessive floor area ratio.

Insufficient open space, side, and rear yards.

VOTED: In reference to petition Z-10803, Logan Realty Trust, Sherman Rogan, Trustee, 261 West Newton Street, Boston, for four variances for change of occupancy from six apartments and office to nine apartments and dentist's office and erect two-story rear addition in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends deferral until developer has met with the St. Botolph's Citizens Committee.

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10805
Tony Kwan
28 Holman Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10805, Tony Kwan, 28 Holman Street, Brighton, for variance to legalize occupancy for two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal consistent with similar properties in the area.



Z-10805 28 HOLMAN ST BRIGHTON

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87

Z-10806

Church of Latter Day Saints
89 Mt. Hope Street
Roslindale

Site: 86,490 Square feet of land

District(s): Residential, three-family (R-.8) and Local business (L-.5)

Purpose: Erect church structure.

Violation(s): Greenbelt Protection Overlay District.

VOTED: In reference to petition Z-10806, Church of Latter Day Saints, 89 Mt. Hope Street, Roslindale, for conditional use to erect church structure in a residential (R-.8) and local business (L-.5) Greenbelt Protection Overlay District, the Boston Redevelopment Authority recommends deferral. Although there has been no expressed opposition to the actual use, it is necessary to recommend deferral of the proposal in order to allow community input, site plan review, and review of the project by the City's Parks Department.



Z-10806

89 MT. HOPE ST

ROSLINDALE

Board of Appeal Referrals

11/19/87

Hearing: 12/8/87 Z-10808
Felix Page
144 Newbury Street
Boston

Site: One-story structure

District(s): General business (B-3-65)

Purpose: Erect one-story addition to retail structure.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-10808, Felix Page, 144 Newbury Street, Boston, for variance to erect one-story addition to retail structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with proviso of continued design review by the BRA and approval of these plans by the Back Bay Architectural Commission. The Back Bay Architectural Commission has approved similar plans, and the Neighborhood Association of the Back Bay is not in opposition to this project.

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87

Z-10809

Geoffrey T. McCarthy
10 Garden Court Street
Boston

Site: Five-story structure

District(s): Local business (L-2-65)

Purpose: Legalize occupancy as seven apartments and two offices.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-10809, Geoffrey T. McCarthy, 10 Garden Court Street, Boston, for variance to legalize occupancy for seven apartments and two offices in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal will legalize a condition which has existed for many years.



Z-10809

10 GARDEN COURT STREET

BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/8/87 Z-10810
Maureen Fiorelli
1 Belgravia Place
Boston

Site: Four-story structure

District(s): Apartment (H-3-55)

Purpose: Erect two decks on roofs of ell of three-unit apartment structure.

Violation(s): Restricted roof structure district.
Insufficient rear yard.

VOTED: In reference to petition Z-10810, Maureen Fiorelli, 1 Belgravia Place, Boston, for conditional use and variance to erect two decks on roofs of ell of three-unit apartment structure in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Construction of decks on two roofs of ell. Decks should be designed with open railings so as not to block light and air to nearby buildings.



Z-10810

ONE BELGRAVIA PLACE BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87 Z-10812
Mary Hewson
29 South Russell Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from lodging house to four-family dwelling.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-10812, Mary Hewson, 29 South Russell Street, Boston, for variance for change of occupancy from lodging house to four-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Existing four-family occupancy of many years is consistent with residential neighborhood.

Z-10812

29 SOUTH RUSSELL ST

BOSTON



Z-10812

29 SOUTH RUSSELL ST BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/8/87 Z-10813
Joslin Diabetes Center
Au Bon Pain
1 Joslin Place
Boston

Site: Four-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from hospital, medical clinic, research, commercial, bank, and restaurant to same and restaurant take-out service.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10813, Joslin Diabetes Center, Au Bon Pain, 1 Joslin Place, Boston, for conditional use for change of occupancy from hospital, medical clinic, research, commercial, bank, and restaurant to same and restaurant take-out service in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that the take-out service extend to the lessee only and expire upon termination of lease; and that plans be submitted to the Authority for maintenance of public sidewalk adjacent to restaurant. Restaurant is an appropriate use in this institutional, local business, and residential neighborhood.



Z-10813

1 JOSLIN PLACE

BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10814
John P. Creed
124 Deforest Street
Hyde Park

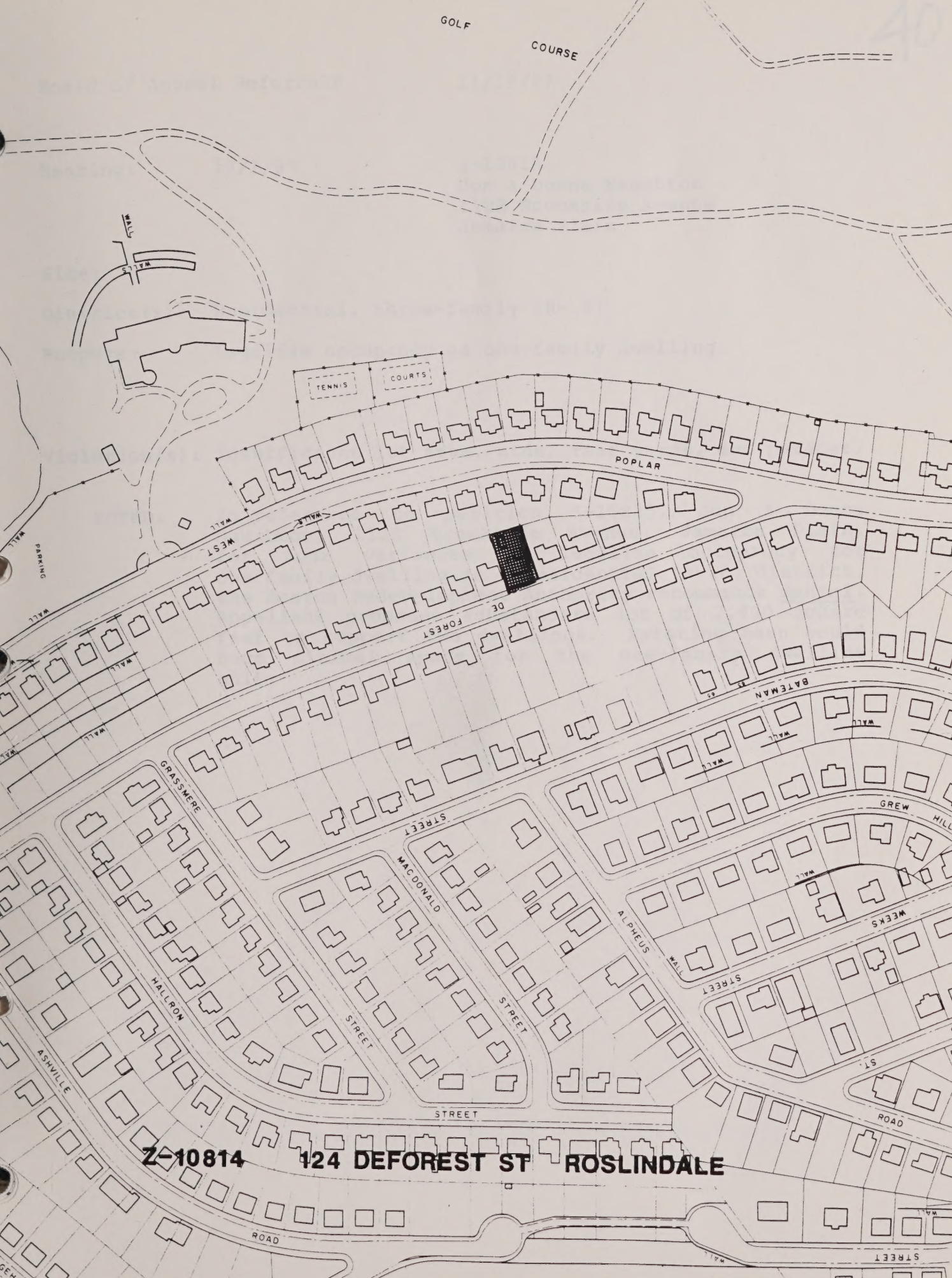
Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect shed dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10814, John P. Creed, 124 Deforest Street, Hyde Park, for variance to erect shed dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side yard deficiency is existing and technical.



GOLF COURSE

TENNIS COURTS

POPLAR

WEST

DE FOREST

BATEMAN

GREWE

WEEKS

ALPHEUS

MACDONALD

GRASSMERE

HALLON

ASHVILLE

Z-10814

124 DEFOREST ST ROSLINDALE

ROAD

STREET

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87

Z-10815
Jon & Donna Naughton
112R Brookside Avenue
Jamaica Plain

Site:

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as one-family dwelling.

Violation(s): Insufficient lot area, side, rear yards, and parapet.

VOTED: In reference to petition Z-10815, Jon & Donna Naughton, 112R Brookside Avenue, Jamaica Plain, for four variances to legalize occupancy for one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Appellant proposes substandard lot of 2,900 square feet to support two dwellings. Existing barn would have minimal space for the one-family dwelling unit.



Z-10815

112 BROOKSIDE AVE JAMAICA PLAIN

Board of Appeal Referrals

11/19/87

Hearing: 11/19/87 Z-10817
336 Adams Street Realty Trust
336 Adams Street
Dorchester

Site: 45,227 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect 60-unit apartment structure with parking facilities for 108 cars.

Violation(s): Multifamily dwelling is forbidden use.

Excessive floor area ratio and building height.

Off-street parking design.

VOTED: In reference to petition Z-10817, 336 Adams Street Realty Trust, 336 Adams Street, Dorchester, for forbidden use and three variances to erect 60-unit apartment structure with parking facilities for 108 cars in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral. Authority has not completed project review. Primary issues are density, design, and affordability. Density is also a community concern.



Z-10817

336 ADAMS ST

DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 12/15/87

Z-10818

Donald J. Corey Trusts
10-22 Northampton Street
Boston

Site: Gas service station

District(s): Manufacturing (M-2)

Purpose: Remove and replace five underground gasoline, waste oil, fuel oil tanks, increase gasoline storage from 26,000 to 36,000 gallons and waste and fuel oil from 1,100 to 2,000 gallons.

Violation(s): Storage of more than 15,000 gallons of flammable liquids is forbidden use.

VOTED: In reference to petition Z-10818, Donald J. Corey Trusts, 10-22 Northampton Street, Boston, for forbidden use to increase underground storage of gasoline from 26,000 to 36,000 gallons and waste and fuel oil from 1,100 to 2,000 gallons in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with provisos: that facility comply with Board of Appeal guidelines for gas service stations; that appellant review plans with Worcester Square Neighborhood Association. Existing tanks will be replaced by modern fiberglass tanks. Additional storage should tend to decrease the number of bulk deliveries.



Z-10818

10-12 NORTHAMPTON ST BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10819
Pasquale Fazzolari
Val John Cesino
178-180 Maverick Street
East Boston

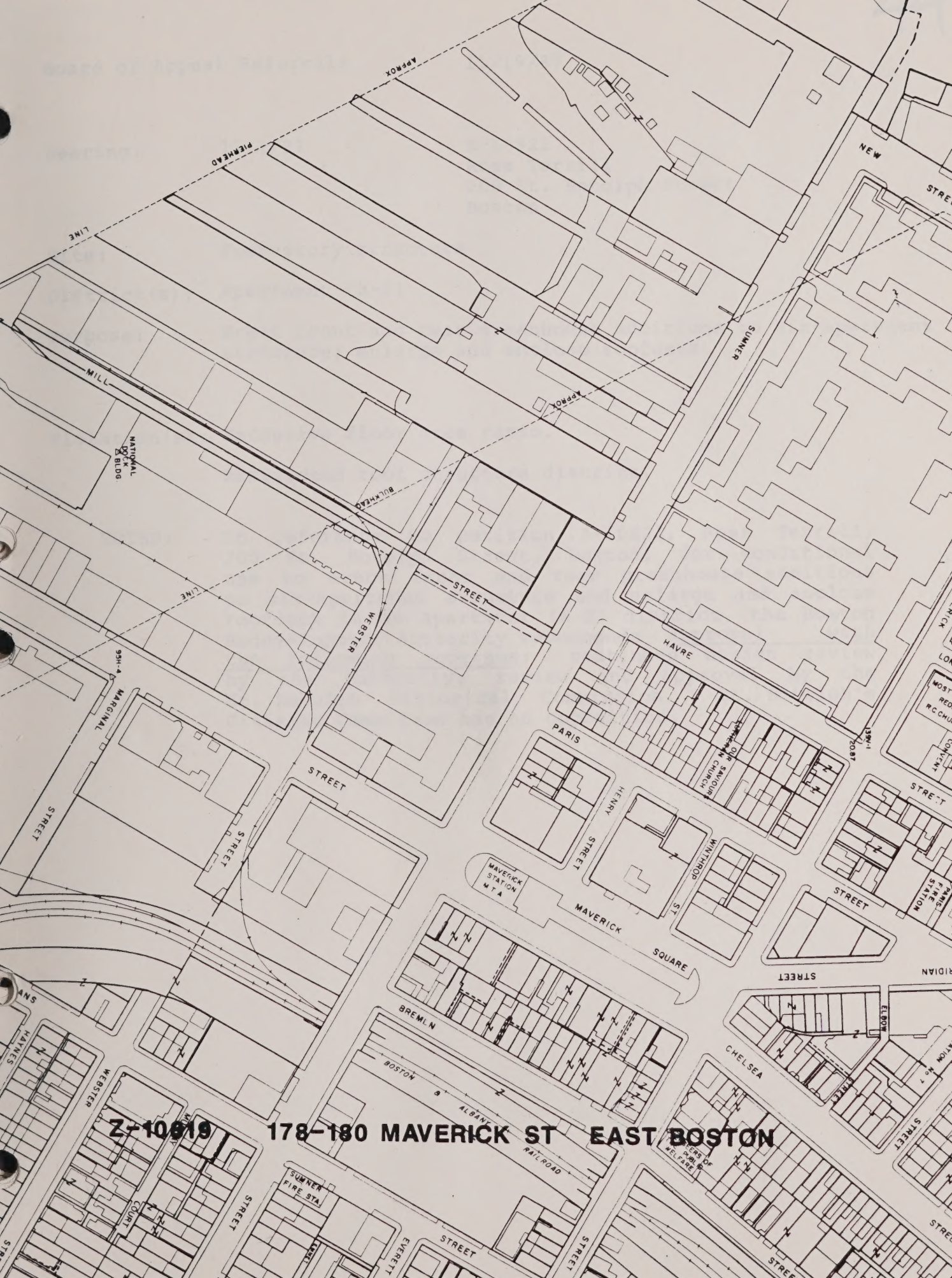
Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store
to two-family dwelling and candy manufacturing.

Violation(s): Candy manufacturing is forbidden use.

VOTED: In reference to petition Z-10819, Pasquale Fazzolari, Val John Cesino, 178-180 Maverick Street, East Boston, for forbidden use for change of occupancy from two-family dwelling and store to two-family dwelling and candy manufacturing in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. This is a densely populated, busy, and congested area of East Boston. Although it is a mixed use neighborhood of residential and local retail land uses, this proposed change of occupancy may impose additional impacts upon abutting residences. Deferral is necessary to review the size of the manufacturing process, the number of employees, and to enable the community to review the proposal within the context of a neighborhood-wide meeting.



Z-10019

178-180 MAVERICK ST EAST BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10821
Ross Terrill
200 St. Botolph Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Erect front and rear greenhouse additions to six-apartment structure; enlarge and enclose roofdeck.

Violation(s): Excessive floor area ratio.

Restricted roof structure district.

VOTED: In reference to petition Z-10821, Ross Terrill, 200 St. Botolph Street, Boston, for conditional use to erect front and rear greenhouse additions to six-apartment structure and enlarge and enclose roofdeck in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: continued design review by the Authority; review and approval by the St. Botolph Historical Commission. St. Botolph's Citizens Committee has no opposition.



Z-10821

200 ST. BOTOLPH ST BOSTON

WILLIAM E. CARTER

PLAYGROUND

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87

Z-10823
Nathaniel Smith
18 Gleason Street
Dorchester

Site: 4,647 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10823, Nathaniel Smith, 18 Gleason Street, Dorchester, for variance to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting, scale, location of off-street parking be submitted to the Authority for design review approval. Proposal will substantially improve the site and enhance surrounding properties.



Z-10823

35 GLEASON ST DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10824
Emilio Campbell
46 Rockingham Road
Mattapan

Site: 4,000 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, side, rear yards, and off-street parking.

VOTED: In reference to petition Z-10824, Emilio Campbell, 46 Rockingham Road, Mattapan, for four variances to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting be submitted to the Authority for design review approval. Predominantly single-family area and design review will ensure that the proposed dwelling reflects its architectural character.



Z-10824

46 ROCKINGHAM RD

MATTAPAN

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87

Z-10826
Ideale Salvucci
18 Cresthill Road
Brighton

Site:

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story enclosed porch addition to rear
of one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-10826, Ideale Salvucci, 18 Cresthill Road, Brighton, for three variances to erect one-story enclosed porch addition to rear of one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing side yard deficiency will not be increased. Adequate rear yard will remain.



Z-10826

18 CRESTHILL RD

BRIGHTON

Board of Appeal Referrals

11/19/87

48

Hearing: 11/19/87

Z-10827
James R. Wrick
14 F Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10827, James R. Wrick, 14 F Street, South Boston, for variance to erect one-story addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Kitchen-bedroom addition is part of rehabilitation of fire-damaged structure.



2-10827

14 F ST

SOUTH BOSTON

Board of Appeal Referrals

11/19/87

49

Hearing: 11/24/87 Z-10829
Joseph Vilimas
70-72 Brooks Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Combine second- and third-floor apartments and
create basement apartment in three-family dwelling.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

VOTED: In reference to petition Z-10829, Joseph Vilimas,
70-72 Brooks Street, Brighton, for extension of
nonconforming use and variance to combine second- and
third-floor apartments and create basement apartment
in three-family dwelling in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends denial. Current appeal is similar
to one denied without prejudice by the Board of
Appeal in September; Authority recommended denial.
Basement floor plans are inappropriate requiring
other tenants to pass through the proposed unit
to gain access to the utility room. Floor area
ratio is still excessive for this small lot. Parking
is very difficult and there is insufficient
off-street parking on site.



2-10829

70-72 BROOKS ST

BRIGHTON

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10830
Marriott Corporation
Accoustic Technology, Inc.
30 Jeffries Street
East Boston

Site: One-story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from catering to assembly and
distribution of remote automatic monitoring systems.

Violation(s): Assembly of remote automatic monitoring systems
is forbidden use.

VOTED: In reference to petition Z-10830, Marriott Corporation, Accoustic Technology, Inc., 30 Jeffries Street, East Boston, for forbidden use for change of occupancy from catering to assembly and distribution of remote automatic monitoring systems in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. This parcel has historically been the site of very controversial land uses. Marriott operated the site for their inflight kitchen service much to the detriment of the abutting neighborhood. The Jeffries Point neighborhood has worked hard to move the kitchen facilities onto MASSPORT property. The proposed new occupant, Accoustic Technology, Inc., has been meeting with community representatives and staff and has presented the proposal at several community meetings and has received neighborhood support. The number of employees will be approximately 15 to 20 and deliveries are anticipated twice weekly. The impacts upon the neighborhood from truck and employee-related traffic should be less substantial than a large multifamily residential development that could be supported by the site. The applicants will also provide landscaping around the site to improve and enhance the appearance which is adjacent to a neighborhood park.



Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10831
Blakemore Realty Trust
Salvatore J. LaRosa
435 Hyde Park Avenue
Roslindale

Site: Two-story structure

District(s): Local business (L-.5)

Purpose: Legalize occupancy as offices, retail stores, storage of construction equipment; erect one-story addition.

Violation(s): Store is conditional use.

Outdoor storage of contractor's equipment is forbidden use.

Insufficient off-street parking.

VOTED: In reference to petition Z-10831, Blakemore Realty Trust, Salvatore J. LaRosa, 435 Hyde Park Avenue, Roslindale, for conditional use, forbidden use, and variance to legalize occupancy for offices, retail stores, storage of contractor's equipment and erect one-story addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval of the offices, retail stores, and addition and denial of the outdoor storage of contractor's equipment which is contrary to the retail shopping, restaurant, and residential uses along this section of Hyde Park Avenue. Plans are inadequate with respect to the outdoor storage which also reduces the amount of land available for off-street parking.



Z-10831

435 HYDE PARK AVE ROSLINDALE

52

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10835
Gerald Fineberg
1191 Boylston Street
Boston

Site: Five-story structure

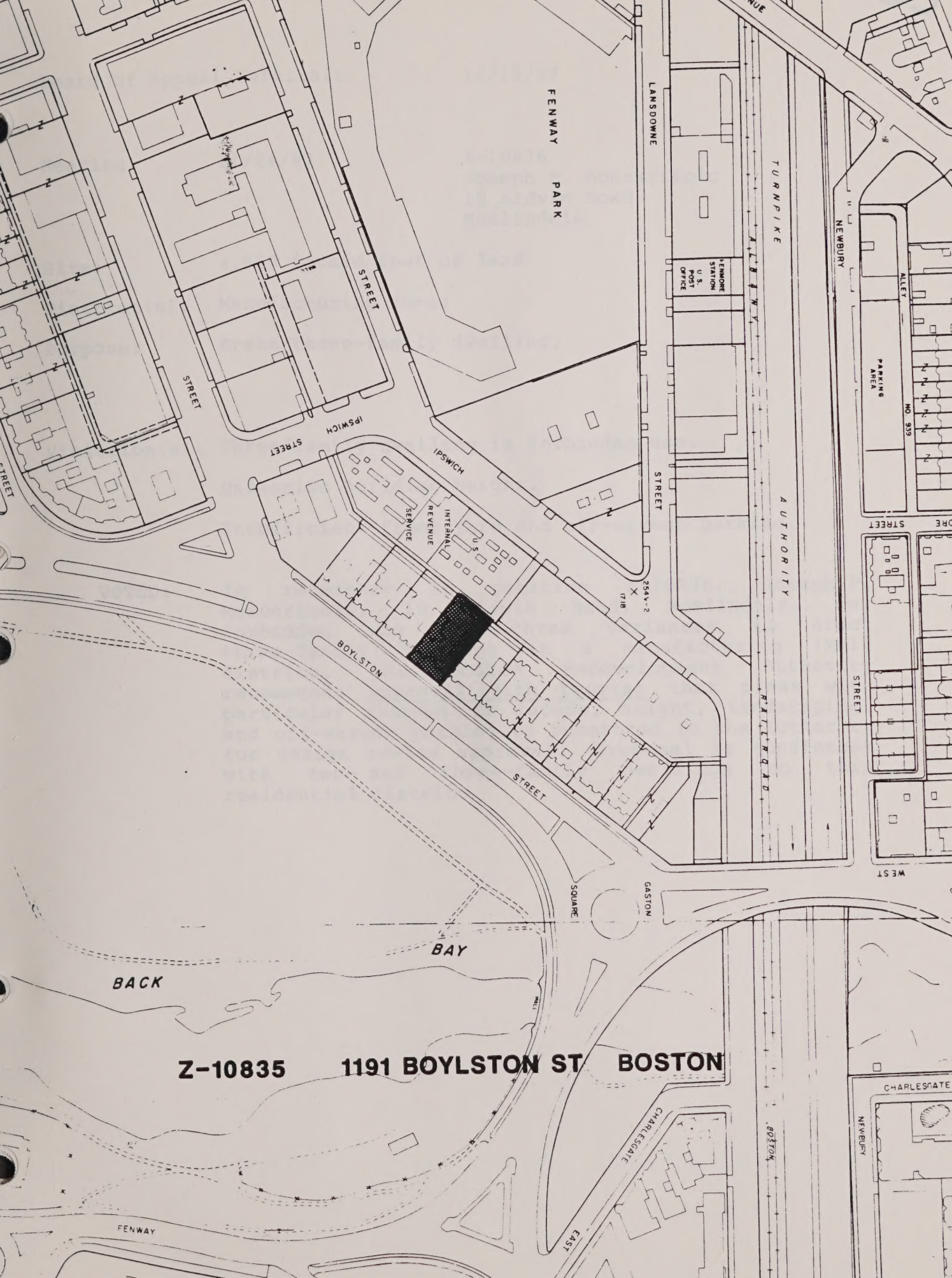
District(s): Apartment (H-3)

Purpose: Change occupancy from 50 to 51 apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-10835, Gerald Fineberg, 1191 Boylston Street, Boston, for variance for change of occupancy from 50 to 51 apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department guidelines. Existing condition. Open space deficiency is mitigated by proximity to Fenway open space.

Z-10835 1191 BOYLSTON ST BOSTON



Z-10835

1191 BOYLSTON ST

BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10836
Joseph F. Moscaritolo
10 Aldwin Road
Roslindale

Site: 4,969 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Excessive building height.

Insufficient front yard and off-street parking.

VOTED: In reference to petition Z-10836, Joseph F. Moscaritolo, 10 Aldwin Road, Roslindale, for forbidden use and three variances to erect three-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to facade, height, landscaping, and off-street parking be submitted to the Authority for design review approval. Proposal is consistent with two- and three-family dwellings on this residential district.



Z-10836

10 ALDWIN RD

ROSLINDALE

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10837
Maureen King
81 Russell Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10837, Maureen King, 81 Russell Street, Charlestown, for two variances to legalize occupancy for two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing one-family dwelling. Proposal is consistent with prevailing low-density properties. Abutters have no objection.



Z-10837

81 RUSSELL ST

CHARLESTOWN

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10838
Thomas J. Kelly
59 Tyler Street
Hyde Park

Site: 7,830 Square feet of land

District(s): Single-family (S-.5)

Purpose: ERect accessory two-car garage.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10838, Thomas J. Kelly, 59 Tyler Street, Hyde Park, for variance to erect accessory two-car garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is compatible with similar garage structures in the immediate neighborhood.



SGT. JOHN T. MOYNIHAN
MEMORIAL PLAYGROUND

Z-10838

59 TYLER ST

HYDE PARK

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10839
West Fifth Street Realty Trust
S. Losordo
225-229 West Fifth Street
South Boston

Site: 4,921 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area.
Off-street parking design.

VOTED: In reference to petition Z-10839, West Fifth Street Realty Trust, S. Losordo, 225-229 West Fifth Street, South Boston, for two variances to erect three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with the Authority to review and resolve following concerns: scale, size of units, site treatment, and neighborhood impact.



Z-10839

225-229 WEST FIFTH ST

SOUTH BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10840
Massimo D'Amore
205-207 Endicott Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-2)

Purpose: Erect one-story addition to five-apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10840, Massimo D'Amore, 205-207 Endicott Street, Boston, for two variances to erect one-story addition to five-apartment restaurant structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Expansion of ground floor to lot lines for 44-seat restaurant will eliminate side and rear yards.



Z-10840

205-207 ENDICOTT ST BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 11/24/87 Z-10842
Commonwealth of Massachusetts
MASCO
364-370 Brookline Avenue
Boston

Site: School structure

District(s): Apartment (H-1)

Purpose: Use premises for parking for fee of 128 cars.

Violation(s): Parking lot is conditional use.

Restricted parking district.

VOTED: In reference to petition Z-10842, Commonwealth of Massachusetts, MASCO, 364-370 Brookline Avenue, Boston, for conditional use to use premises for parking for fee of 128 cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that use terminate in one year. MASCO is nearing completion of an area-wide traffic and parking study which will provide guidelines for utilization of various MASCO-operated parking facilities including this Massachusetts College of Art lot.



Z-10842

364-370 BROOKLINE AVE BOSTON

Board of Appeal Referrals

11/19/87

59

Hearing: 11/24/87

Z-10844
Paul Wood
4 Huntoon Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect side and rear additions to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10844, Paul Wood, 4 Huntoon Street, Dorchester, for variance to erect side and rear additions to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Side yard deficiency is existing and technical. Family space addition will be constructed over existing porch.



Z-10844

4 HUNTOON ST DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87

Z-10845

George J. & Claire M. Sullivan
4590 Washington Street
Roslindale

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from coffee shop and delicatessen
to retail food and liquor store.

Violation(s): Retail store is forbidden use.

VOTED: In reference to petition Z-10845, George J. & Claire M. Sullivan, 4590 Washington Street, Roslindale, for forbidden use for change of occupancy coffee shop and delicatessen to retail food and liquor store in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to building exterior, off-street parking, and landscaping be submitted to the Authority for design review approval. Petition would legalize use apparently existing for two years. Adequate off-street parking is provided.



2-10845

4590 WASHINGTON ST

ROSLINDALE

Board of Appeal Referrals

11/19/87

61

Hearing: 12/1/87 Z-10846
Fred Gilbert
79 Ballou Avenue
Dorchester

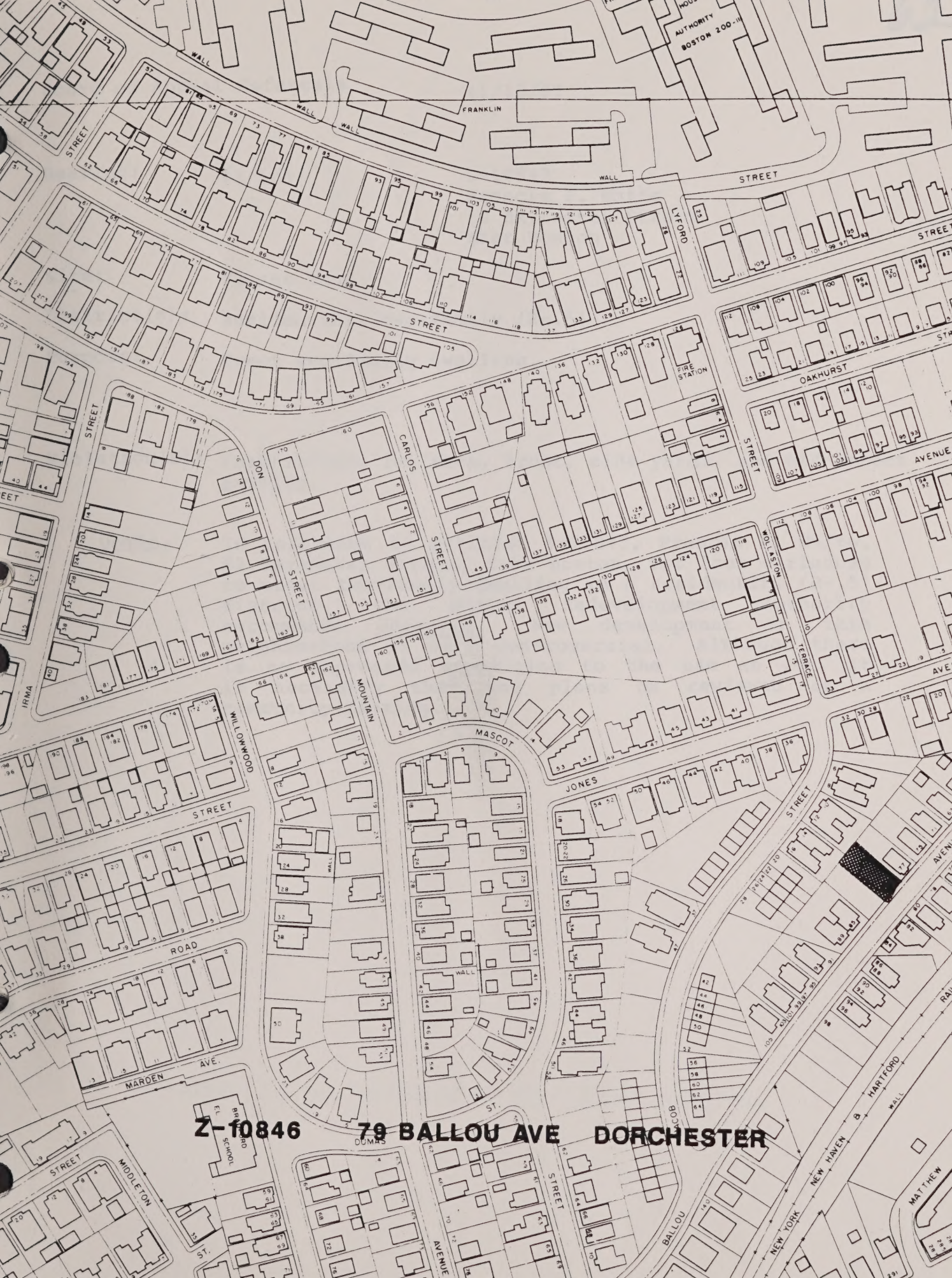
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10846, Fred Gilbert, 79 Ballou Avenue, Dorchester, for variance for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Use of basement for dwelling unit is inappropriate and would set an unwanted precedent.



Z-10846

79 BALLOU AVE DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10847
Francis P. White
62 Bayswater Street
East Boston

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

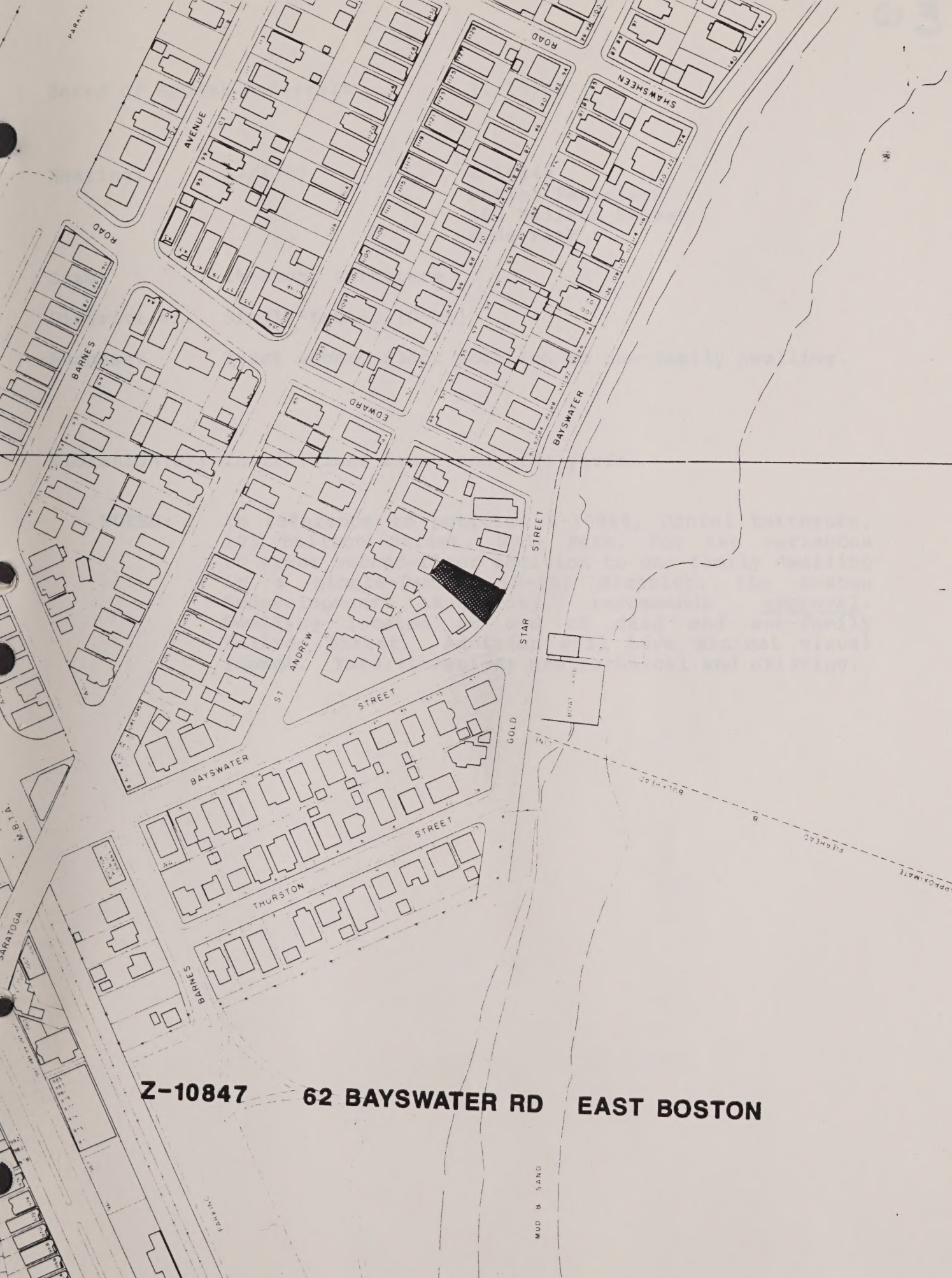
Violation(s): Insufficient lot area, front, side yards, and off-street parking.

VOTED: In reference to petition Z-10847, Francis P. White, 62 Bayswater Street, East Boston, for four variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. New development in this neighborhood is very controversial. Although there is no expressed opposition to the use as yet, it is necessary that the plans be reviewed at a community meeting.

Z-10847

62 BAYSWATER RD

EAST BOSTON



Z-10847

62 BAYSWATER RD

EAST BOSTON

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87

Z-10848
Daniel Patterson
103 Hallron Street
Hyde Park

Site: 1½-Story structure

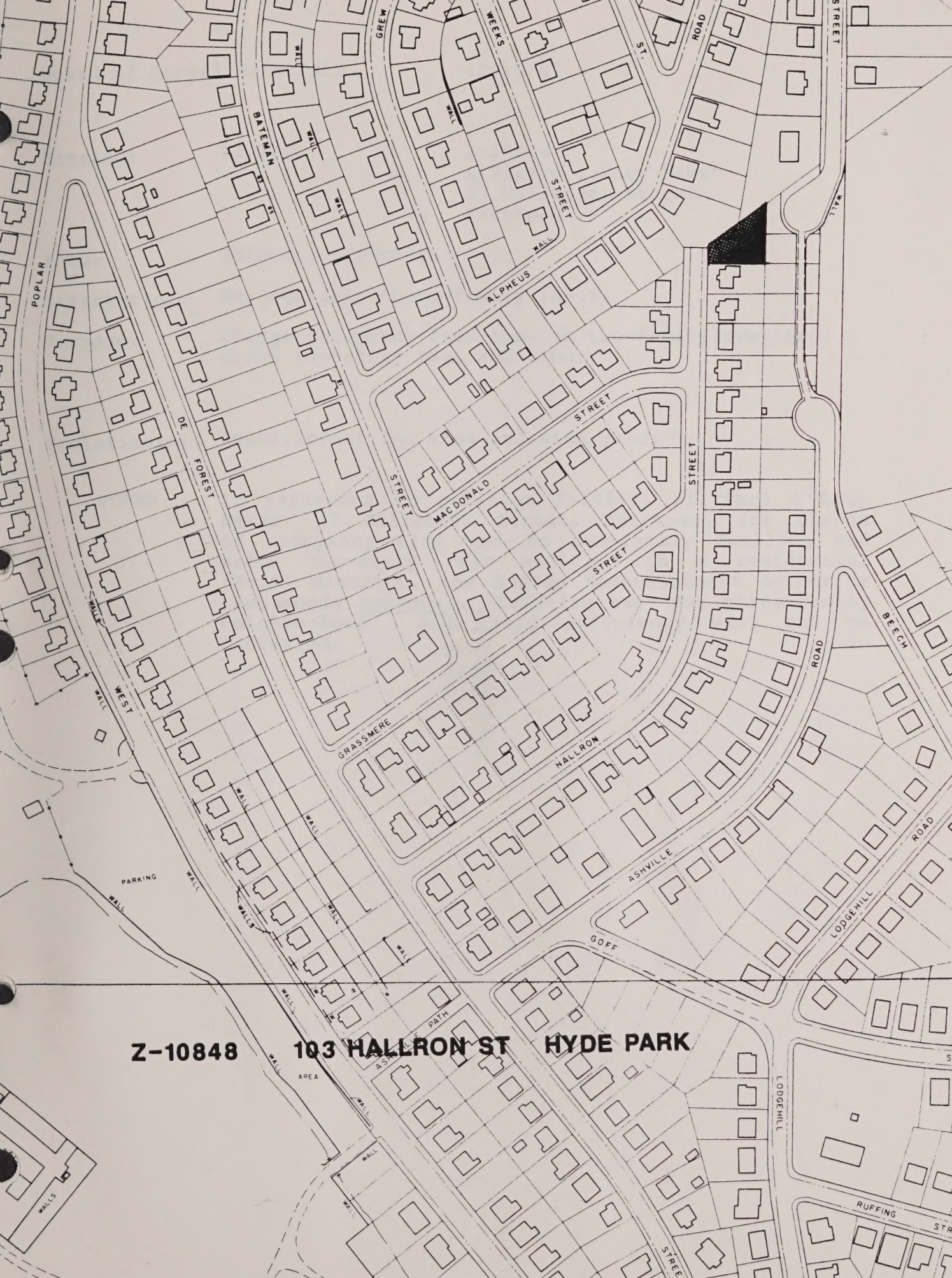
District(s): Single-family (S-.5)

Purpose: Erect second-floor addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-10848, Daniel Patterson, 103 Hallron Street, Hyde Park, for two variances to erect second-floor addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Dwelling located at end of dead end one-family Hallron Street. Addition will have minimal visual impact. Yard violations are technical and existing.

Z-10848 103 HALLRON ST HYDE PARK



Z-10848

103 HALLRON ST

HYDE PARK

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10854
Hilliard & Lacy Baker
37 Callender Street
Mattapan

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling;
erect two-story rear addition.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-10854, Hilliard & Lacy Baker, 37 Callender Street, Mattapan, for change of occupancy from one- to two-family dwelling and erect two-story rear addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing two- and three-family neighborhood. Side yard deficiency will not be increased.

Board of Appeal Referrals

11/19/87

605

Hearing: 12/1/87 Z-10859
Philip E. McKay
377 Adams Street
Dorchester

Site: 9,177 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect 2½-story 7-unit townhouse apartment structure.

Violation(s): Insufficient lot area, open space, front, and rear yards.

Excessive floor area ratio.

Off-street parking design.

VOTED: In reference to petition Z-10859, Philip E. McKay, 377 Adams Street, Dorchester, for seven variances to erect 2½-story 7-unit townhouse apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Concerns are number of units, siting of structure, open space, off-street parking, impact on this one-, two-, and three-family neighborhood. Appellant should review plans with community and Authority.



Z-10859

377 ADAMS ST

DORCHESTER

Board of Appeal Referrals

11/19/87

Hearing: 12/1/87 Z-10864
Parkview Realty Trust
Marie Browne, Trustee
60 Broadlawn Park
West Roxbury

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect 7-story 33-unit apartment structure (condominiums).

Violation(s): Multifamily dwelling is forbidden use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, open space, side, rear yards, and off-street parking.

Excessive floor area ratio and height of building.

VOTED: In reference to petition Z-10864, Parkview Realty Trust, Marie Browne, Trustee, 60 Broadlawn Park, West Roxbury, for forbidden use and ten variances to erect 7-story 33-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposal is for a 7-story building consisting of 33 units and one level of at grade parking. A similar proposal came before the Board of Appeal in 1984. The Board of Appeal concurred with the Authority's recommendation for denial. The current project has not been reviewed by the Authority. There have been no meetings with the developer and staff nor community meetings with the abutting property owners. The Neighborhood Council has not had the opportunity to meet with the developer. No transportation plan has been submitted and this is essential because the one means of access. Broadlawn Park is a dead end street. Emergency vehicle access is an important concern. The original parking plan was unacceptable. In addition, the proposal is too large for the small parcel size. The FAR of the proposal is approximately 8. Although there is a multistory condominium adjacent to this parcel, its FAR is estimated to be at most one-third

(CONTINUED)

NOVEMBER 19, 1987

Z-10864

Page 2

the proposed or less. The parcel itself is 20,636 square feet and therefore could accommodate two two-family dwellings. The parcel is most likely subject to Wetlands Regulations. The Conservation Commission has in the past been opposed to this proposal because the land was reportedly illegally filled and because it is adjacent to the Leatherbee Memorial Woods, a marshland owned by the Boston Natural Areas Fund. Furthermore, there are two easements across this property which may make this development infeasible as proposed. In summary, the inappropriate traffic and parking proposal, the excessive FAR (and density), unresolved questions pertaining to the Conservation Commission and Wetlands Regulations, and insufficient opportunity for community and Authority review are serious concerns which make this proposal inappropriate for the substantial variances requested.

